144.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,000 / 703,000
					USE VALUE:	703,000 / 703,000
					ASSESSED:	703,000 / 703,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AUDUNSON ROBERTA JIS
Owner 2:	
Owner 3:	
Street 1:	25 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1398 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5278.000	240,300		462,700	703,000
Total Card	0.121	240,300		462,700	703,000
Total Parcel	0.121	240,300		462,700	703,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.86 /Parcel: 502.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94034

GIS Ref

GIS Ref

Insp Date 03/21/09

!11232!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	240,300	0	5,278.	462,700	703,000		Year end	12/23/2021
2021	101	FV	232,800	0	5,278.	462,700	695,500		Year End Roll	12/10/2020
2020	101	FV	232,900	0	5,278.	462,700	695,600	695,600	Year End Roll	12/18/2019
2019	101	FV	191,500	0	5,278.	433,800	625,300	625,300	Year End Roll	1/3/2019
2018	101	FV	191,500	0	5,278.	358,600	550,100	550,100	Year End Roll	12/20/2017
2017	101	FV	191,500	0	5,278.	329,700	521,200	521,200	Year End Roll	1/3/2017
2016	101	FV	191,500	0	5,278.	300,700	492,200	492,200	Year End	1/4/2016
2015	101	FV	186,700	0	5,278.	295,000	481,700	481,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:08:52

LAST REV

Date	Time
10/23/17	10:42:09
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11232

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21200-284		6/1/1991		120,000	No	No		A

USER DEFINED

Prior Id # 1:	94034
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2017	1201	Insulate	5,221	C				
9/19/2002	776	Siding	5,300	C				RESIDE FRONT OF GA
9/12/2002	663	New Wind	16,000	C				18 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
3/21/2009	Meas/Inspect	336	PATRIOT
1/22/2009	Measured	336	PATRIOT
2/6/2003	External Ins	PM	Peter M
11/7/2000	Hearing N/C	264	PATRIOT
11/18/1999	Meas/Inspect	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5278		Sq. Ft.	Site		0	80.	1.10	9									462,674						462,700	

Total AC/HA:	0.12117	Total SF/SM:	5278	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	462,674	Spl Credit		Total:	462,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348276
Depreciation:	107965
Depreciated Total:	240310

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

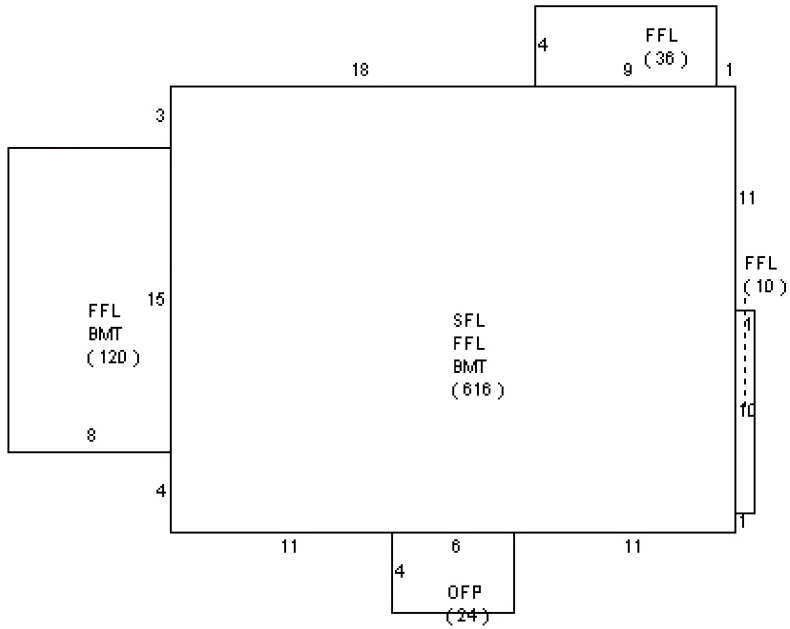
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	111.35
Final Total:	240300	Val/Su SzAd	171.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	782	173.730	135,855
BMT	Basement	736	52.120	38,359
SFL	Second Floor	616	173.730	107,016
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	2,158			Total:	282,275
Size Ad	1398	Gross Area	2158	FinArea	1398

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

144.0-0004-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: